133.0	0006	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,098,800	/	1,098,800
USE VALUE:	1,098,800	/	1,098,800
ASSESSED:	1,098,800	/	1,098,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHEN NEIL--ETAL
Owner 2:	COHEN CYNTHIA ENGLISH
Owner 3:	
Street 1:	54 TEMPLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,908 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1935, having primarily Wood Shingle Exterior and 2525 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9908.000	453,300		645,500	1,098,800
Total Card	0.227	453,300		645,500	1,098,800
Total Parcel	0.227	453,300		645,500	1,098,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.10 | /Parcel: 435.1

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
85678			02/09/09

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 133.0-0006-0009.0

!10386!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	453,300	0	9,908.	645,500	1,098,800	1,098,800	Year End Roll	12/18/2019
2019	101	FV	359,900	0	9,908.	681,400	1,041,300	1,041,300	Year End Roll	1/3/2019
2018	101	FV	359,900	0	9,908.	502,100	862,000	862,000	Year End Roll	12/20/2017
2017	101	FV	359,900	0	9,908.	480,600	840,500	840,500	Year End Roll	1/3/2017
2016	101	FV	359,900	0	9,908.	444,700	804,600	804,600	Year End	1/4/2016
2015	101	FV	337,400	0	9,908.	373,000	710,400	710,400	Year End Roll	12/11/2014
2014	101	FV	337,400	0	9,908.	364,400	701,800	701,800	Year End Roll	12/16/2013
2013	101	FV	337,400	0	9,908.	347,100	684,500	684,500		12/13/2012

PRINT

Date	Time
12/11/20	00:41:50

LAST REV

Date	Time
02/17/09	15:25:47
apro	

PAT ACCT. 10386

USER DEFINED

Prior Id # 1:	85678
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14889-44		2/1/1983		130,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2009	Measured	294	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/3/1999	Measured	264	PATRIOT
8/10/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9908		Sq. Ft.	Site		0	90.	0.72	10									645,516						645,500	

Total AC/HA:	0.22746	Total SF/SM:	9908	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	645,516	Spl Credit		Total:	645,500

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.13769162
Const Adj.:	1.00989902
Adj $ / SQ:	120.640
Other Features:	111500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	556872
Depreciation:	103578
Depreciated Total:	453294

COMMENTS

STAIRS TO UAT, 2 BMTS (14X38 SUB BMT).

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

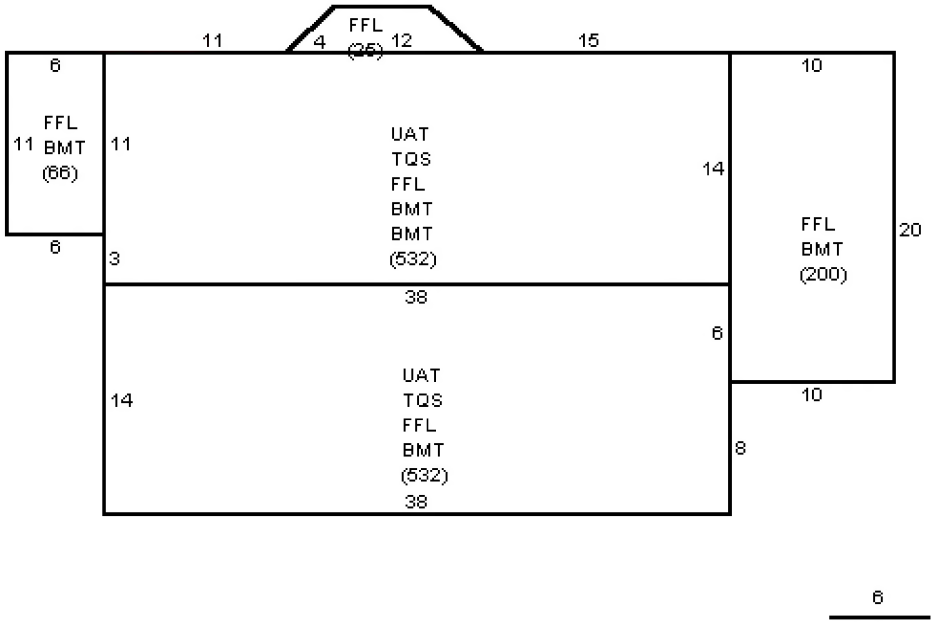
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.97
Special Features:	0	Val/Su Net:	105.89
Final Total:	453300	Val/Su SzAd	210.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,862	40.900	76,150
FFL	First Floor	1,355	120.640	163,467
TQS	3/4 Story	798	120.640	96,271
UAT	Upper Attic	266	48.260	12,836

Net Sketched Area:	4,281			Total:	348,724
Size Ad	2153	Gross Are	5345	FinArea	2525

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: